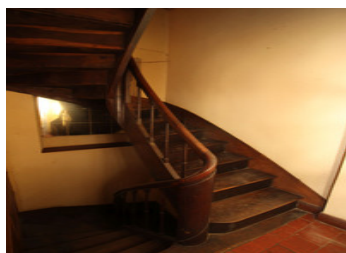


Spacious house with GF commercial, Apartment on 1st and 2nd floors.

## EXCLUSIVE



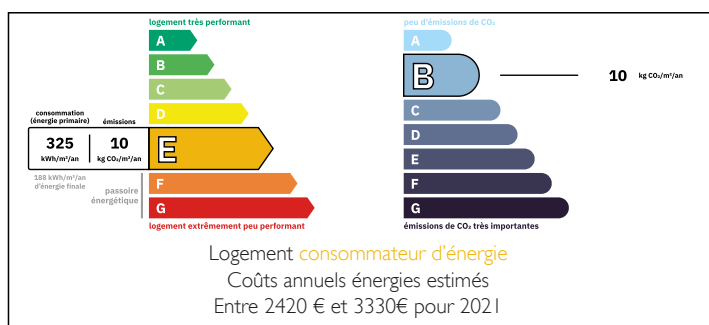
## INFORMATION

Town:	Vicq-sur-Nahon
Department:	Indre
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	0 m2

## IN BRIEF

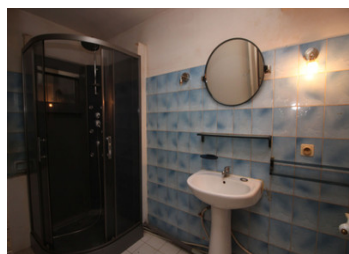
Undeniable opportunity to enjoy a super apartment of 149m2 with an additional commercial space of 42m2 at Ground Floor facing onto the market and parking place. (Convertible to residential subject to permissions). The apartment has a large living area and three bedrooms and two bathrooms over two floors with a charming old wooden staircase connecting everything. The apartment needs a fair amount of refurbishment, giving you the chance to put your stamp on it.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Vicq-sur-Nahon is a lovely little village with a great restaurant, boulangerie, pharmacy and mini-mart. There are plenty of communal spaces to stretch the legs. The River Nahon runs through the village with large green spaces around. You are a short distance from the comprehensive facilities of Valencay (7km). The market square in front of you has a few stalls once a week. Valencay has a much bigger twice weekly market.

The apartment requires work, a new kitchen and a fair amount of decoration. You will be rewarded with a lovely apartment with commercial facility in a charming village with the possibility of extending the residential into the ground floor commercial area (subject to planning permissions). Extending the apartment into the ground floor would give you more than 190m2 of house.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

- Ground Floor: Large glazed commercial area (33m2) with lobby (7m2) and kitchenette area (2.8m2), stairs to basement. Entrance hall (9.9m2) to side with access door to lobby to commercial and stairs to first/second floor apartment.
- First Floor: Living room (25m2) with log burner and open fireplace, dual aspect and double glazed. Door to kitchen (11.1m2). Door to lobby with doors to bedroom (10.7m2), shower room (5m2) and separate wc (1.2m2).
- Second Floor: Landing area (6.2m2) with doors to 2 bedrooms (10.6m2, 9m2) and office or living area (6m2) with dormer window to front. Landing - doors to utility (5m2 - room for shower cubicle if req) and separate wc (restricted headroom)
- Basement: Wooden steps from Commercial...